



County of Los Angeles CHIEF EXECUTIVE OFFICE

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WILLIAM T FUJIOKA
Chief Executive Officer

December 18, 2007

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**DEPARTMENT OF PUBLIC WORKS: FINDINGS AND ORDERS OF THE
BUILDING REHABILITATION APPEALS BOARD
IN THE UNINCORPORATED AREAS OF
LANCASTER AND LITTLEROCK
(SUPERVISORIAL DISTRICT 5)
(3 VOTES)**

IT IS RECOMMENDED THAT YOUR BOARD:

Adopt the findings and orders of the Building Rehabilitation Appeals Board that provide for abatement of public nuisances at the following locations:

35954 77th Street East, Littlerock, California 93543
9626 West Avenue I, Lancaster, California 93536
7020 East Avenue H, Lancaster, California 93535
10011 East Avenue S-14, Littlerock, California 93543
42513 45th Street West, Lancaster, California 93536

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the action is to provide for abatement of public nuisances through rehabilitation procedures. The Building Code provides for a Building Rehabilitation Appeals Board to hear appeals on matters concerning public nuisances.

Board of Supervisors
GLORIA MOLINA
First District

YVONNE B. BURKE
Second District

ZEV YAROSLAVSKY
Third District

DON KNABE
Fourth District

MICHAEL D. ANTONOVICH
Fifth District

Implementation of Strategic Plan Goals

The Countywide Strategic Plan directs that we provide Service Excellence (Goal 1) and Community Services (Goal 6) as it provides services to the public that have a wide-reaching positive effect on the entire community. The action will provide for the arrest and abatement of neighborhood deterioration and the elimination of unsightly, unsafe, and unhealthful conditions, which constitute a public nuisance.

FISCAL IMPACT/FINANCING

There will be no increase in net County cost or negative fiscal impact. Costs of the abatement work are billed to the property owners. Failure to pay the bill will cause a special assessment to be placed on the tax bill and a Notice of Abatement Lien will be recorded against the property with the office of the County Registrar-Recorder/County Clerk.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Title 26 of the Los Angeles County Code, the Building Code, provides for abatement of public nuisances through rehabilitation procedures contained in Chapter 99.

Government Code Section 25845 requires that the property owners be provided an opportunity to appear before the Board and be heard prior to abatement of the nuisance(s) by the County. However, your Board adopted modified procedures that delegated the required hearing to the Building Rehabilitation Appeals Board with the requirement that the Building Rehabilitation Appeals Board make a written recommendation to your Board.

The Building Rehabilitation Appeals Board has conducted the required hearing for the properties listed below. The Building Rehabilitation Appeals Board considered all competent evidence and testimony offered by all persons pertaining to the matters of substandard properties. The Building Rehabilitation Appeals Board made a finding of facts in the matter and declared the following properties to be a public nuisance.

Your Board may either adopt these findings and orders of the Building Rehabilitation Appeals Board without further notice of hearing or may set the matter for a de novo hearing before your Board.

ADDRESS: 35954 77th Street East, Littlerock, California 93543

Finding and Orders: The Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) that the property be cleared of all excessive vegetation by December 21, 2007, and maintained cleared thereafter and (b) that the structure(s) be rebuilt to Code or demolished by December 21, 2007. Demolition includes the removal of all foundations, slabs, walks, driveways, debris, and the proper abandonment of any sewer or sewage disposal system.

List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. The building is dilapidated, apparently abandoned, and damaged by vandals.
3. The wood members are damaged, decayed, and inadequate.
4. The exterior wall covering is lacking.
5. Doors and windows are lacking.
6. The roof covering is lacking.
7. The interior wall and wall covering are damaged and inadequate to support the ceiling and roof loads.
8. The ceiling covering is lacking.
9. The required heating appliance is lacking.
10. Electrical service is lacking.
11. Electrical wiring in the structure is unsafe.
12. Fixtures and receptacle outlets are lacking.
13. The dwelling lacks hot and cold running water to the required plumbing fixtures.

14. The dwelling lacks a lavatory, bath facility, kitchen sink, and laundry or standpipe.
15. The premises contain overgrown vegetation.

Portions of the interior of the building were not accessible for inspection; therefore, additional defects may be found when an interior inspection is made.

ADDRESS: 9626 West Avenue I, Lancaster, California 93536

Finding and Orders: The Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) that the property be cleared of all trash, junk, debris, discarded household furniture and appliances, miscellaneous personal property, and all excessive vegetation by December 21, 2007, and maintained cleared thereafter and (b) that the structure(s) be rebuilt to Code or demolished by December 21, 2007. Demolition includes the removal of all foundations, slabs, walks, driveways, debris, and the proper abandonment of any sewer or sewage disposal system.

List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial reduction in the enjoyment, use, or property values of such adjacent properties.
2. The building was open and accessible to children, vandalized, and existed as a fire hazard and a threat to public safety and welfare, until it was barricaded, as requested by the Fire Department.
3. Doors and windows are broken.
4. The roof covering is fire damaged.
5. The roof sags and supports are inadequate.
6. The floor and flooring in the building are fire damaged.
7. The interior walls and wall coverings are fire damaged.
8. The nonconforming detached utility shed is fire damaged and should be demolished.
9. The electrical service is unsafe due to fire damage.

10. Electrical wiring is unsafe due to fire damage.
11. Fixtures and receptacle outlets are fire damaged.
12. The dwelling lacks hot and cold running water to the required plumbing fixtures.
13. The premises contain attractive nuisances, i.e., abandoned or broken equipment, furniture, garbage cans, packing boxes, and junk.

ADDRESS: 7020 East Avenue H, Lancaster, California 93535

Finding and Orders: The Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) that the property be cleared of all trash, junk, debris, discarded household furniture and appliances, miscellaneous personal property, and all excessive vegetation by December 21, 2007, and maintained cleared thereafter and (b) that the abandoned, wrecked, dismantled, or inoperable vehicle(s) be removed by December 21, 2007.

List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial reduction in the enjoyment, use, or property values of such adjacent properties.
2. The premises contain attractive nuisances dangerous to children, i.e., abandoned or broken equipment, furniture, appliances, and junk.
3. Trailers, campers, and other mobile equipment stored for unreasonable periods of time in yard areas contiguous to streets or highways.
4. Inoperable vehicle(s) or parts thereof stored for unreasonable periods on the premises.

ADDRESS: 10011 East Avenue S-14, Littlerock, California 93543

Finding and Orders: The Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) that the property be cleared of all trash, junk, debris, discarded household furniture and appliances, miscellaneous personal property, and all excessive vegetation by December 21, 2007, and maintained cleared thereafter and (b) that the structure(s) be repaired per noted defects by December 21, 2007.

List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial reduction in the enjoyment, use, or property values of such adjacent properties.
2. The building was open and accessible to children, vandalized, and existed as a fire hazard and a threat to public safety and welfare, until it was barricaded, as requested by the Fire Department.
3. Doors and windows are broken.
4. The premises contain attractive nuisances dangerous to children, i.e., broken or discarded furniture, trash, debris, and overgrown vegetation.

The interior of the building was not accessible for inspection; therefore, additional defects may be found when an interior inspection is made.

ADDRESS: 42513 45th Street West, Lancaster, California 93536

Finding and Orders The Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) that the property be cleared of all trash, junk, debris, discarded household furniture and appliances, and miscellaneous personal property by December 21, 2007, and maintained cleared thereafter, (b) that the abandoned, wrecked, dismantled, or inoperable vehicle(s) be removed by December 21, 2007, and (c) that the structure(s) be rebuilt to Code or demolished by December 21, 2007. Demolition includes the removal of all foundations, slabs, walks, driveways, debris, and the proper abandonment of any sewer or sewage disposal system.

List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. The building has been fire damaged and a threat to public safety and welfare.
3. Doors and windows are broken.
4. The exterior walls, roof, flooring, and heating appliance are fire damaged.

5. The nonconforming detached accessory structure has been fire damaged.
6. The electrical service is fire damaged.
7. The dwelling's lavatory, bath facility, kitchen sink, and laundry tray or standpipe are fire damaged.
8. Portions of the waste, vent, gas, and water piping are fire damaged.
9. Trailers and other mobile equipment stored for unreasonable periods on the premises.
10. Broken or discarded furniture and equipment, junk, and debris stored for unreasonable periods on the premises.
11. Abandoned, wrecked, dismantled, or inoperable vehicle(s) or parts thereof stored for unreasonable periods on the premises.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Not applicable.

CONCLUSION

The Building Rehabilitation Appeals Board confirmed the County Building Official's findings that the listed properties are substandard because they are injurious to health, offensive to the senses, and obstruct the free use of neighboring properties so as to interfere with the comfortable enjoyment of life and property.

The Honorable Board of Supervisors
December 18, 2007
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Please return one adopted copy of this letter to the Department of Public Works, Building and Safety Division.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'W. T. Fujioka', with a horizontal line extending to the right.

WILLIAM T FUJIOKA
Chief Executive Officer

WTF:DLW
RP:TEG:pc

c: County Counsel